

THE CITY OF MADEIRA BEACH, FLORIDA

PUBLIC NOTICE

A meeting of the Special Magistrate of the City of Madeira Beach, Florida, will be held on the time and date indicated below, in the Conference Room, City Hall, 300 Municipal Drive, Madeira Beach, Florida. Persons are advised that, if they decide to appeal any decision made at this Public Hearing, they will need to record the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Drawings of these proposed projects are on file in the Office of the City Clerk and may be viewed during regular working hours.

SPECIAL MAGISTRATE AGENDA

To act and render decisions on requests for variances, special exception uses, and appeals of administrative decisions.

7:00 P.M. MONDAY – MAY 23, 2011 CONFERENCE ROOM

- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. NEW BUSINESS

Application 11.02 Zoning Variance

Property Owner: Nick and Michelle Griffin
149-131st Avenue East
Madeira Beach, FL 33708

Applicant: Ryan Griffin, Esquire
403 East Madison Street, #400
Tampa, FL 33602

Property Address: 149-131st Avenue East, Madeira Beach, FL 33708

Legal and Parcel# Bill Williams Madeira Harbor 1 Addition, Lot 11
15-31-15-97830-000-0110

Requests: Article III Non Two Variances from the Madeira Beach land Development Regulations Chapter 110 (Zoning); Subpart B Land Development Regulations

1. Article III (Nonconformances), Section 110-93 (Intent concerning nonconforming property, structures and uses) (3) Nonconforming structures (a). That any addition, alteration or renovation to the structure shall not increase the degree of nonconformity or result in the conversion of a nonconforming carport into a habitable area unless specifically approved by the special magistrate. The applicant is requesting to convert the existing nonconforming carport to habitable area.
2. Article V (Districts), Division 3 (R-2, Low Density Multifamily Residential), Section 110-206 (Setback requirements), item (1) Front yard: to reduce the minimum front yard setback from 20 feet to 13.9 feet. The front yard setback for the existing home is 14.65 feet

Notification: 45 property owners were notified

Application 11.03 Special Exception Use

Property Owner: GH & G Madeira Beach, LLC
1399 Church Street
Decatur, GA 30030

Applicant: Boos Development Group, Inc.
C/o Foresite Group, Inc
10150 Highland Manor Drive, Ste 210
Attn: Jose Martinez
Tampa, FL 33610

Property Address: 710 Welch Causeways, Madeira Beach, FL 33708

Legal and Parcel# Edgewater Estates Unit 7 Lots 1 thru 7 less Rd
And ½ of Vac R/W on N
03-31-15-25056-000-0010 and
03-31-15-00000-310-0300

Requests: Article IV (Special Exception Use) from the Madeira Beach
land Development Regulations Chapter 110 (Zoning); Subpart
B (Land Development Regulations)

1. Article IV (Special Exception Use), Section 110-124 (b) (Standards and Requirements)
Such uses shall be found by the special magistrate to comply with the following requirements and other applicable requirements. Approval to redevelop a portion of the above-referenced property to accommodate a new drive-through bank business. The new bank is proposed on the northern 0.66 acres +/- portion of the 2.53-acre+-master tract. Demolition of the existing 12,782 sf, 2 story building with drive-thru lanes and infrastructure on the existing master tract is proposed. The master tract is proposed to be subdivided into two new parcels for redevelopment that accommodates two commercial uses
2. Article V (Districts), Division 7 (C-3, Commercial Retail), Section 110-316
And has a CG (Commercial General) future land use designation. The proposed 0.66-acre+-bank parcel for which the application has been submitted, and the 1.87-acre drug store parcel are depicted on the Site Plan.

Notification: 11 property owners were notified

Application 11.04 Special Exception Use

Property Owner: GH & G Madeira Beach, LLC
1399 Church Street
Decatur, GA 30030

Applicant: Rock Ventures, LLC.
C/o AVID Group
2300 Curlew Road, Suite 201
Palm Harbor, FL 34683

Property Address: 710 Welch Causeway, Madeira Beach, FL 33708

Legal and Parcel# Edgewater Estates Unit 7 Lots 1 thru 7 less Rd
And ½ of Vac R/W on N
03-31-15-25056-000-0010 and
03-31-15-00000-310-0300

Requests: Article IV (Special Exception Use) from the Madeira Beach
land Development Regulations Chapter 110 (Zoning); Subpart
B (Land Development Regulations)

1. Article IV (Special Exception Use), Section 110-124 (b) (Standards and Requirements)
Such uses shall be found by the special magistrate to comply with the following requirements and other applicable requirements. Approval to accommodate redevelopment of a portion of the above referenced property with another drive-through retail business. The property comprises 2.525 acres currently occupied by a 12,782 sq ft, 2-story bank building with 4 drive-through lanes. The existing structure will be demolished and the property subdivided (reconfigured) into two parcels for redevelopment with two retail commercial uses.
2. Article V (Districts), Division 7 (C-3, Commercial Retail), Section 110-316
And has a CG (Commercial General) future land use designation. The proposed 1.87 acre parcel upon which this application pertains will be redeveloped with a pharmacy with drive-through facilities as depicted on the attached "Special Exception Use Plan".

Notification: 11 property owners were notified

IV. ADJOURNMENT

THIS MEETING IS TELEVISED LIVE ON CHANNEL 615